

ORDINANCE NO. 20070927-102

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 WEST BRAKER LANE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No C14-2007-0099, on file at the Neighborhood Zoning and Planning Department, as follows

A 1,800 square feet tract of land, more or less, out of the John Applegate Survey, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

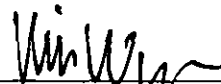
locally known as 801 West Braker Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

PART 2. This ordinance takes effect on October 8, 2007

PASSED AND APPROVED


_____, September 27, 2007

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§
§



Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A Gentry
City Clerk

EXHIBIT A

**Duc Minh Lu
To
The City of Austin
(Zoning Tract)
out of 1.905 acres in the
John Applegate Survey
Travis County, Texas**

1,800 SQ. FT. ZONING TRACT METES AND BOUND DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 1,800 SQUARE FEET OUT OF THAT TRACT IN THE JOHN APPLGATE SURVEY, TRAVIS COUNTY, TEXAS, CALLED 1 905 ACRES (FOUND TO BE 1 907 ACRES BY SURVEY) IN A DEED TO DUC MINH LU, OF RECORD IN DOCUMENT No 2003109251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1,800 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a point on the south face of the south wall of a building under construction on said 1 907 acre tract for the southeast corner and POINT OF BEGINNING hereof, and from which point a ½" iron rod found at the southeast corner of said 1 907 acre tract bears S29°39'57"W at a distance of 0 1 feet and (with the south line of said 1 907 acre tract) S60°20'03"E for a distance of 156 46 feet

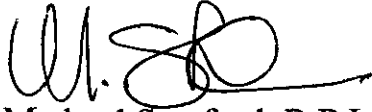
THENCE with the south wall of said building N60°20'03"W for a distance of 39 13 feet to the southwest corner hereof

THENCE through said building N29°39'57"E for a distance of 46 00 feet to a point on the north face of the north wall of said building for the northwest corner hereof

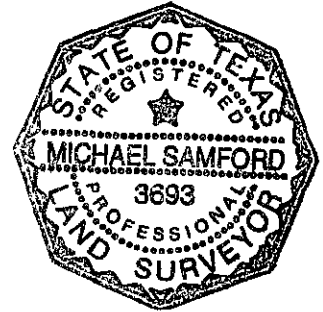
THENCE with the north face of said wall S60°20'03"E for a distance of 39 13 feet to the northeast corner hereof

THENCE through said building S29°39'57"W for a distance of 46 00 feet to the POINT OF BEGINNING hereof and containing 1,800 square feet of land, more or less

Prepared May 30, 2007 from previous surveys made on the ground by the undersigned Bearing Basis iron rods found at the northwest and southwest corners of Lot 2, Dairy Aire Subdivision No 1, of record in Volume 90, Page 102 of the Plat Records of Travis County, Texas See attached "Sketch to Accompany Metes and Bounds", Plan No 070135, attached and hereby made a part hereof



Michael Samford, R P L S 3693



REFERENCES

TCAD Parcel No 02-4820-07-01

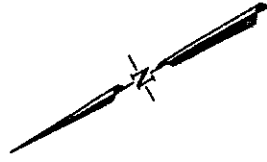
Austin Grid L-31

Owner Duc Minh Lu, Document No 2003109251

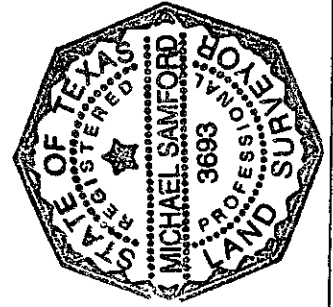
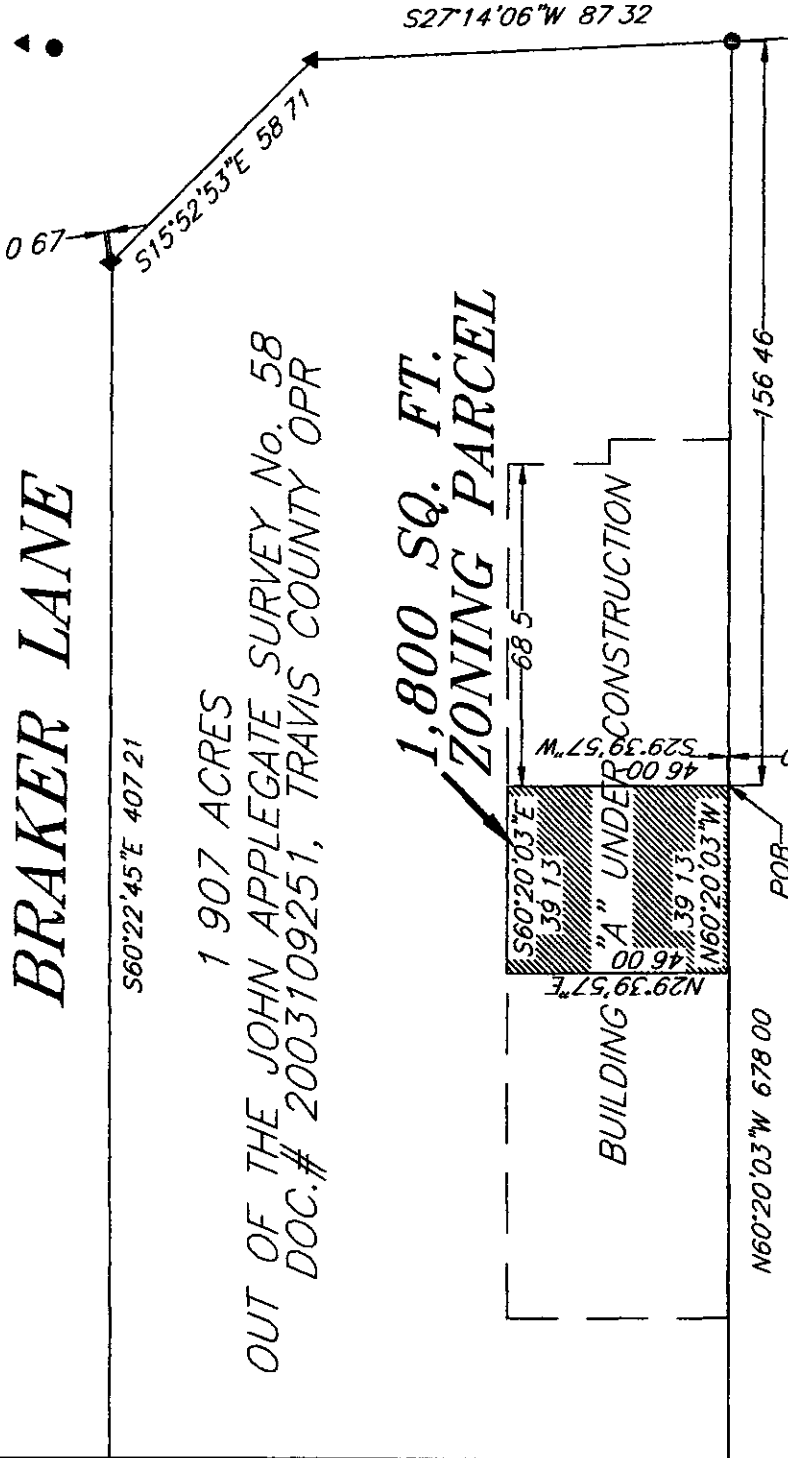
LEGEND

= P-K NAIL FOUND
= 1/2" IRON ROD FOUND

SCALE 1"=40'



NORTH LAMAR BLVD.



BRAKER LANE

OUT OF THE JOHN APPLAGATE SURVEY No. 58
DOC.# 2003109251, TRAVIS COUNTY OPR

1.907 ACRES

1,800 SQ. FT. ZONING PARCEL

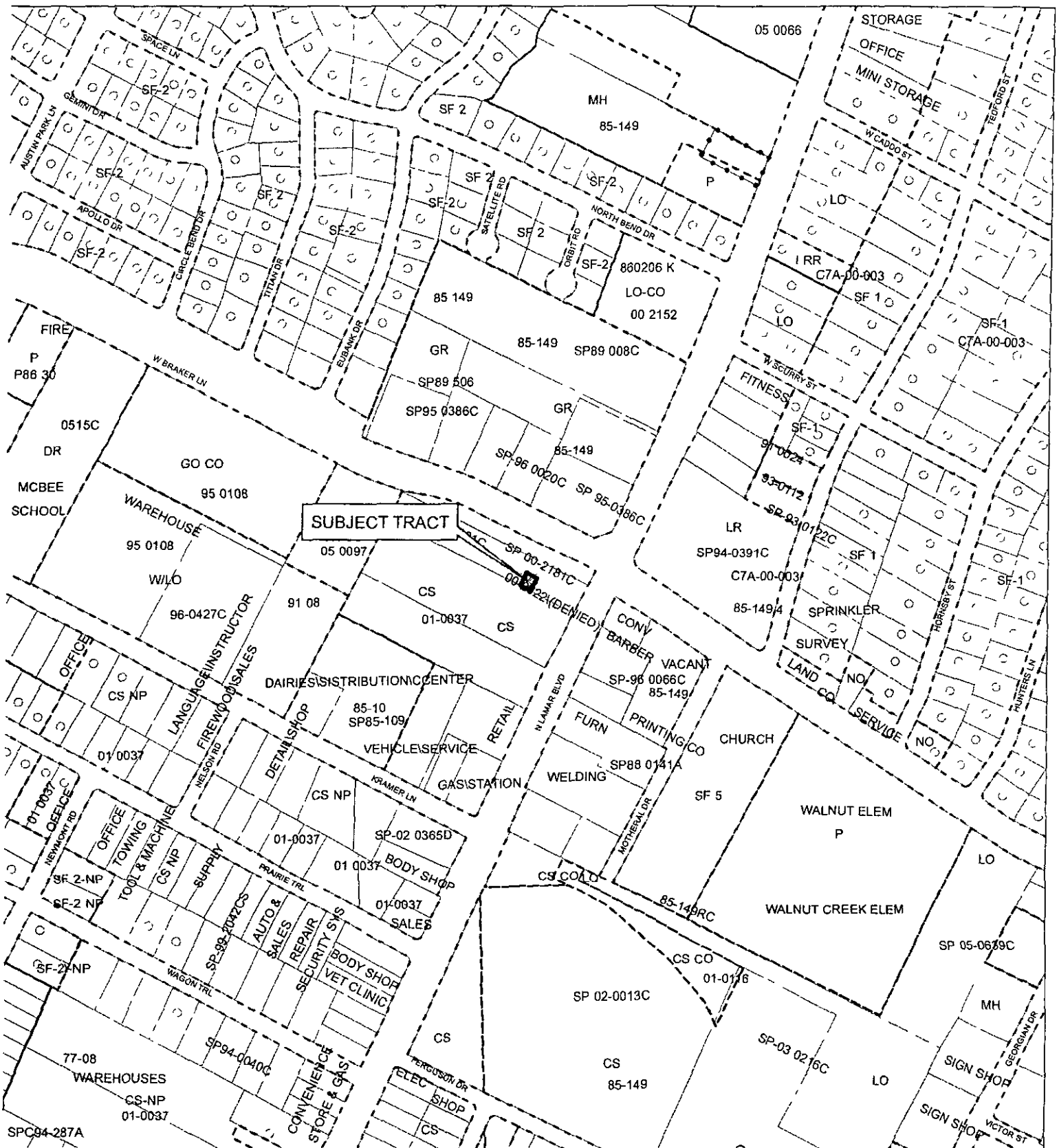
BUILDING

"A" UNDER CONSTRUCTION

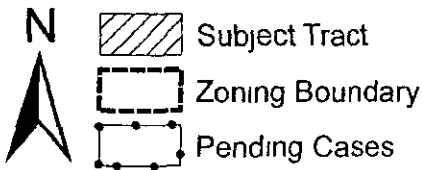
DOUGLAS S RICHARDS 3.12 AC. VOL 12147, PG 1073
REF VOL 9424, PG 483

SKETCH TO ACCOMPANY METES & BOUNDS
DESCRIPTION OF 1,800 SQUARE FEET OUT
OF THE JOHN APPLAGATE SURVEY No. 58
TRAVIS COUNTY, TEXAS

[Signature] 5/30/07
MICHAEL SAMFORD, R.P.L.S. 3693
PLAN No 070135
DATE



ZONING Exhibit B



ZONING CASE# C14-2007-0099
 ADDRESS 801 W BRAKER LANE
 SUBJECT AREA 0.04 ACRES
 GRID M32
 MANAGER J ROUSSELIN



1" = 400' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.